



Land Use Authorization

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Project : ZON2014-00693 Emergency Permit - Other
Issued To : CAMBRIA COMMUNITY SERVICES DISTRICT

Assessment(s) : 023-461-029

Planning Area : North Coast Planning Area

Community : Cambria

Legal Description :	Tract/Town	Block/Range	Lot/Section	Zoning
	023461	029	0001	TH / GS /
	M04-	102	0001	RSF / LCP / AG

Approved Use : REMOVAL OF UP TO 300 HAZARDOUS TREES ON CCSD OWNED PARCELS

Location of Use : 02850 BURTON DR CAMB

Comments :

Note Conditions of Approval on the final page

Effective Date : 9/11/2015

This land use authorization will become effective on the date shown above.

Expiration Date : 9/11/2016

This land use authorization will expire on the above date if it has not been exercised or extended as required by sections 22.64 or 23.02.040 of the Land Use Ordinance.



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Note: By signing, the Applicant agrees to accept the conditions listed above. Failure to fulfill these conditions will void this authorization.

By Gail Robnett Date 9/22/15

9/11/2015 9:30:26AM

This is not a building permit

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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

ZON2014-00693

Emergency Permit

Streamlined Permitting for Removal of Hazardous Trees in Cambria on Parcels Owned by the Cambria Community Services District

Project Description

The purpose of this emergency permit is to mitigate fire hazards in Cambria by allowing for the immediate removal of up to 300 dead or dying trees deemed hazardous by Cal Fire and located on parcels owned by the Cambria Community Services District. Under this permit, Cal Fire's hazardous tree determination will serve as evidence verifying that the identified trees meet the tree removal criteria in Coastal Zone Land Use Ordinance (CZLUO) Section 23.05.064(b).

Justification

The fire hazard in Cambria and need for this emergency permit is to immediately remove Hazardous Trees designated by CAL FIRE that have resulted due to drought conditions on properties solely owned by the Cambria Community Services District. The fire hazard is documented in a March 12, 2015 San Luis Obispo County Grand Jury report entitled "In a State of Emergency? Assessing Fire Risk in Cambria." A key finding of the report states "The community of Cambria faces a severe fire threat due to a combination of environmental, geographical and demographic factors."

As recommended by the Grand Jury report, the Cambria Community Services District (CCSD) declared a state of emergency based upon the risk of a catastrophic fire on March 26, 2015. This declaration notes that 30 to 40 percent of the overall forest in Cambria is either dead or dying. These trees are much more susceptible to burning and they significantly increase the risk of wildland fire spread.

The fire hazard in Cambria is exacerbated by severe drought conditions combined with Cambria's severely limited water supply. On January 17, 2014, Governor Jerry Brown declared a drought emergency for the State of California; on January 30, 2014, the CCSD Board of Directors declared a Stage 3 Water Shortage Emergency; and on March 11, 2014, the County Board of Supervisors proclaimed a local emergency due to drought conditions in San Luis Obispo County.

Conditions of Approval

1. This emergency permit is valid for a period of 12 months of permit issuance.
2. Only the work described in this permit is authorized. Any additional work requires separate authorization from the Director of Planning and Building or Coastal Development Permit approval.

Attachment 1

Emergency Permit - DRAFT
Cambria Community Services District
Cambria Hazardous Tree Removal
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3. The work authorized by this permit shall be commenced within 60 days of permit issuance. This requirement shall be satisfied by commencement of removal of any tree pursuant to a Cal Fire hazardous tree determination. Any work commenced after expiration of this permit requires separate authorization or a regular Coastal Development Permit. The work authorized by this permit shall be completed within 12 months of the above date.
4. Within 30 days of the date of issuance of this emergency permit, the permittee shall apply for a regular Coastal Development Permit to authorize the emergency project. The regular permit will be subject to all applicable provisions of the Local Coastal Program, including the tree replacement requirements in CZLUO Section 23.05.064 (Tree Removal Standards).
5. As part of the complete application for a regular Coastal Development Permit, a Tree Replacement Plan shall be submitted which describes at a minimum:
 - a. The number of trees to be replanted consistent with the tree replacement requirements in CZLUO Section 23.05.064 (Tree Removal Standards);
 - b. The location(s) where the replacement trees will be planted;
 - c. The size and species of the replacement trees; and
 - d. Timing of when the replanting will occur.
6. The applicant shall submit monthly reports to the Department of Planning and Building describing the number and location of trees removed during the monthly reporting period pursuant to this emergency permit.
7. The applicant shall ensure proper disposal of removed hazardous materials.
8. The applicant shall as a condition of approval of this emergency permit defend, at his sole expense, any action brought against the County of San Luis Obispo, its present or former officers, agents, or employees, by a third party challenging either its decision to approve this emergency permit or the manner in which the County is interpreting or enforcing the conditions of this emergency permit, or any other action by a third party relating to approval or implementation of this emergency permit. The applicant shall reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action, but such participation shall not relieve the applicant of his obligation under this condition.

Findings

- A. The project qualifies for a Statutory Exemption pursuant to State CEQA Guidelines Section 15269 (Emergency Projects) because the proposed emergency permit will mitigate the extreme fire hazard in Cambria by establishing a streamlined permitting process for removing trees that are deemed hazardous by Cal Fire. The regular "follow-up" Coastal Development Permit required as a condition of this emergency permit will require environmental review under CEQA.
- B. This emergency permit is necessary to mitigate the extreme fire hazard in Cambria more quickly than permitted by the procedures for regular permits administered pursuant to the Coastal Zone Land Use Ordinance. The extreme fire hazard in Cambria is documented in the

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March 12, 2015 San Luis Obispo County Grand Jury report entitled "In a State of Emergency? Assessing Fire Risk in Cambria." A key finding of the report states, "The community of Cambria faces a severe fire threat due to a combination of environmental, geographical and demographic factors." According to the CCSD, 30 to 40 percent of the overall forest in Cambria is either dead or dying. These trees are much more susceptible to burning and they significantly increase the risk of wildland fire spread. This emergency permit will help mitigate the fire hazard in Cambria by allowing for the immediate removal of dead trees on CCSD-owned parcels.. The work authorized by this emergency permit can be completed within a 12 month timeframe.

- C. Public comment on the proposed emergency action has been reviewed.
- D. The work proposed is consistent with the requirements of the certified Local Coastal Program. As conditioned, the permittee shall apply within 30 days for a regular CDP to authorize the emergency project. The regular permit will be subject to all applicable provisions of the Local Coastal Program, including the tree replacement requirements in CZLUO Section 23.05.064 (Tree Removal Standards).